

Ref 4929

Unit 20
The Bell Centre
Newton Road
Crawley
West Sussex
RH10 9FZ

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Approx 132 sq m (1,417 sq ft) GIA

Plus Mezzanine of 46 sq m (494 sq ft)



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

LOCATION

The Bell Centre is located in Newton Road close to the junction with Manor Royal within Crawley's main commercial area. J9, M23 is about 4 miles and J10, 2 miles providing access to the M23/M25 interchange (J7 about 8.5 miles from J9, M23).

Gatwick Airport (Gate 2) about 1.5 miles provides a mainline service to London Victoria (the Gatwick Express) with departures every 15 minutes (30 minutes journey time approx). Three Bridges rail station also provides a main line service to London Victoria and London Bridge (journey time about 40 minutes).

DESCRIPTION

The property is a mid-terrace warehouse/industrial unit of portal frame construction with brickwork and profiled steel sheeting construction with concrete floors. There is a sectional up and over loading door and separate pedestrian access to fitted offices at first floor level. There is the added benefit of a mezzanine floor within the warehouse. Externally there is a forecourt area and private car parking. **The property is to be fully refurbished.**

ACCOMMODATION

	sq m	sq ft
Ground Floor Industrial/Warehouse	90	960
First Floor Offices	42	457
Mezzanine	46	494
Total	178	1,911

Note: All measurements are approximate gross internal in accordance with the RICS Code of Measuring Practice (current edition).

AMENITIES

Industrial/warehouse

- 3 phase supply
- 3m x 3m sectional loading door
- Floor loading 500 lbs approx
- Fluorescent lighting
- Mezzanine floor
- 4 Car parking spaces

Offices

- Suspended ceiling
- Recessed category II lighting
- Carpeted
- Separate pedestrian access
- Male/female WC accommodation

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£18,000 per annum exclusive plus VAT.

RATES

Rateable value £11,750.

Current rates payable £5,511 (01.04.2017 – 31.03.2018).

SERVICE CHARGE £925.00 plus VAT (2017 figure).

INSURANCE

Approx £350 (2017 figure).

LEGAL COSTS

Each party responsible for their own legal costs incurred in this transaction.

Compiled January 2017

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

Misrepresentation Act 1967 – FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.

Finance Act 1989 – Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Code of Practice on Commercial Leases – You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.